

In re:
Joyce A Farrare
Debtor

Case No. 19-15055-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Oct 19, 2022

User: admin
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 21, 2022:

Recip ID	Recipient Name and Address
db	+ Joyce A Farrare, 120 N. Dewey Street, Philadelphia, PA 19139-2308

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 21, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 19, 2022 at the address(es) listed below:

Name	Email Address
BRIAN CRAIG NICHOLAS	on behalf of Creditor U.S. Bank National Association as indenture trustee, for the holders of the CIM Trust 2017-3, Mortgage-Backed Notes, Series 2017-3 bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
DAVID M. OFFEN	on behalf of Debtor Joyce A Farrare dmo160west@gmail.com davidoffenecf@gmail.com;offendr83598@notify.bestcase.com
SCOTT F. WATERMAN (Chapter 13)	ECFMail@ReadingCh13.com
Scott F Waterman	on behalf of Trustee SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 5

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: : CHAPTER 13
: :
Joyce A. Farrare : NO. 19-15055-AMC
:

ORDER

AND NOW, this _____ day of _____, 2022,
upon consideration of the Motion to Sell Real Property filed by
debtor, upon notice to all interested parties, and any response
thereto, it is hereby

ORDERED, that Debtor is authorized to sell his/her real
property located at 5328 Yocum Street, Philadelphia, PA 19143
("Property"), with all liens to be paid at closing, for the sale
price of \$110,000.00 (one hundred ten thousand dollars), pursuant
to the terms of a certain real estate agreement of sale dated as
of September 6, 2022 and addendum dated September 21, 2022 to the
buyer(s) thereunder, Siddequah H. Bilal("Buyer"), who have been
represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a
deposit made by or on behalf of the Buyer, shall be distributed
in the following manner:

The Mortgage shall be paid off in full at settlement along
with any other items such as real estate taxes, sewer, trash,
utilities and any real estate commission in an amount not greater
than 6.00%

The Debtor shall receive his exemption at closing in the
amount of \$25,150.00 (twenty five thousand one hundred fifty
dollars).

All other funds shall be paid to the Chapter 13 Trustee who
shall make disbursement in accordance with the plan and claims
filed in this case.

The 14 day appeal period is hereby waived.

The title clerk shall fax a completed HUD-1 or settlement
sheet from the closing directly to the Trustee immediately upon
the close of the settlement, and the Trustee shall promptly
notify the title company of his approval or objections to the
sums to be disbursed. Upon Trustee approval, the title clerk
shall fax a copy of the disbursement check to the Trustee, and
shall immediately transmit the actual disbursement check to the

Trustee by overnight courier.

BY THE COURT:



Date: October 19, 2022

ASHELY M. CHAN
UNITED STATES BANKRUPTCY JUDGE